

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	20	FACE BRICK 90								7102	04	3,353	106.1424	117.55	394,145	1969	1972		0			0	40.00	60.00	VALUATION BY																														
Exterior Wall	16	WD FR STUC 10								1 EDU RELGUS - 0% - 0														Heated Area: 3228								HX Base Yr								STANDARD															
Roof Structure	09	RIDGE FRME 100																														Tax Group: 1								Tax Dist:															
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								236,487															
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								21,752															
Interior Floor	14	CARPET 100																														TOTAL LAND VALUE - MARKET								215,472															
Ceiling	04	NONE 100																														TOTAL MARKET VALUE								473,711															
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								24,629															
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								449,082															
Fixtures	4	100																														TOTAL EXEMPTION VALUE								02								449,082							
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								0															
Story Height		14 100																														TOTAL JUST VALUE								473,711															
RMS		5 100																														NCON VALUE								0															
Stories	1.	1. 100																														INCOME VALUE																							
Units		0 100																														PREVIOUS YEAR MKT VALUE								499,547															
BUD8 Adjustme	01	DIST CA 100																																																					
Occupancy	00	NONE 100																																																					
Quality	03	Quality Level 03																																																					
DOR CODE	7100	CHURCHES																																																					
MAP NUM		MKT AREA																														07																							
NEIGHBORHOOD/LOC	1290.100																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	3,228	100	3,228	227,671																																																			
CAN	140	30	42	2,962																																																			
CLP	240	30	72	5,078																																																			
STP	100	10	10	706																																																			
STR	12	10	1	71																																																			
TOTALS	3,720		3,353	236,487																																																			
EXTRA FEATURES					542262 US HWY 1, CALLAHAN										BLD DATE 02/17/2022					KK					LGL DATE 02/17/2022					KK																									
															XF DATE 02/17/2022										LAND DATE																														
															INC DATE										AG DATE																														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																						
1	0803	ASPHALT C	0	0	0	0	16,826.00	SF	2.00	2.00	100	1980	1980	3	50	16,826																																							
2	0812	CONCRETE C	0	0	0	0	1,994.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,592																																							
3	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1980	1980	3	20	300																																							
4	0400	CONC CURB	0	0	0	0	450.00	LF	15.00	15.00	100	1969	1969	3	26.4	1,782																																							
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1990	1990	3	28	252																																							
LAND DESCRIPTION										TOTAL OB/XF										21,752																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	007100	C	CHURCH	0	0004		CH	100.00	250.00	26,934.00	SF		1.00	1.00	1.00	8.00	8.00	215,472																																					